



*S-302
online*

ORDINANCE NUMBER 2598

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR A GASOLINE SERVICE STATION INCLUDING CONVENIENCE STORE, LOCATED AT 2242 VALWOOD PARKWAY AT THE SOUTHEAST CORNER OF VALWOOD PARKWAY AND DISTRIBUTION WAY, AND WITHIN THE PLANNED DEVELOPMENT NUMBER 70 (PD-70) ZONING DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City;

WHEREAS, the City Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the state law with reference to the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a gasoline service station including convenience store, located at 2242 Valwood Parkway.

SECTION 3. That the gasoline service station including convenience store shall be constructed, located, and operated in accordance with the approved site plan attached as Exhibit "A," including the following conditions:

1. The gasoline service station including convenience store shall comply with the Plan of Operation, file-dated April 12, 2001, attached as "Exhibit B".
2. The construction plan for underground storage tanks shall be submitted and approved prior to issuance of building permits.

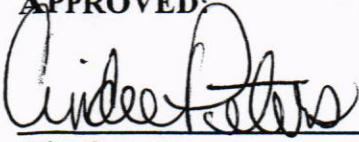
SECTION 4. That any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 5. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

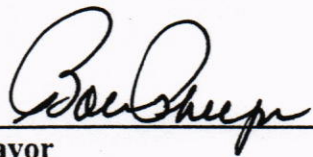
SECTION 6. This ordinance shall take effect immediately from and after its passage as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS,
on this the 7 day of May, 2001.

APPROVED:



City Secretary



Mayor

Approved as to form:

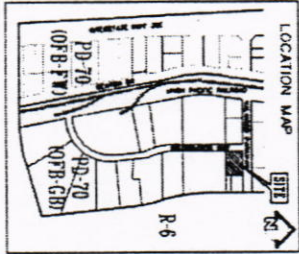


City Attorney

CITGO STATION AND CONVENIENCE STORE

2422 VALWOOD PARKWAY
FARMERS BRANCH TEXAS
LOT 1 BLOCK 1 OF VALWOOD
DISTRIBUTION WAY INDUSTRIAL PARK

18 APRIL 2001



CONVENIENCE STORE
SQUARE SIGN
1002 LLOYD
GARLAND, TX 75040
(972) 272-2454

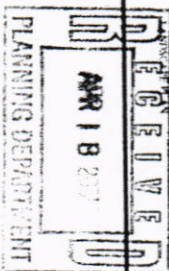


PARADIGM CONSULTING
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903 RED CEDAR DR., COPPELL, TEXAS 75019
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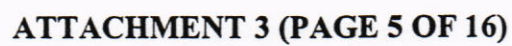
PROJECT SPECIAL EXCEPTIONS
1. MORE THAN ONE WALL SIGN PER BUILDING FACADE
2. MORE THAN TWO SIGNS PER BUILDING
3. TOTAL SIGN AREA 100 SQ. FT. MAX
4. TOTAL SIGN AREA 100 SQ. FT. MAX
5. SIGN AREA IS 60 SQ. FT. MAX
IN LEU OF 50 SQ. FT.

INDEX OF DRAWINGS

- 1. COVER SHEET
- 2. BUILDING ELEVATIONS
- 3. SITE PLAN
- 4. SIGN CANOPY & SIGN ELEVATIONS
- 5. SIGN ELEVATIONS
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CITGO - 2422 VALWOOD PARKWAY FARMERS BRANCH



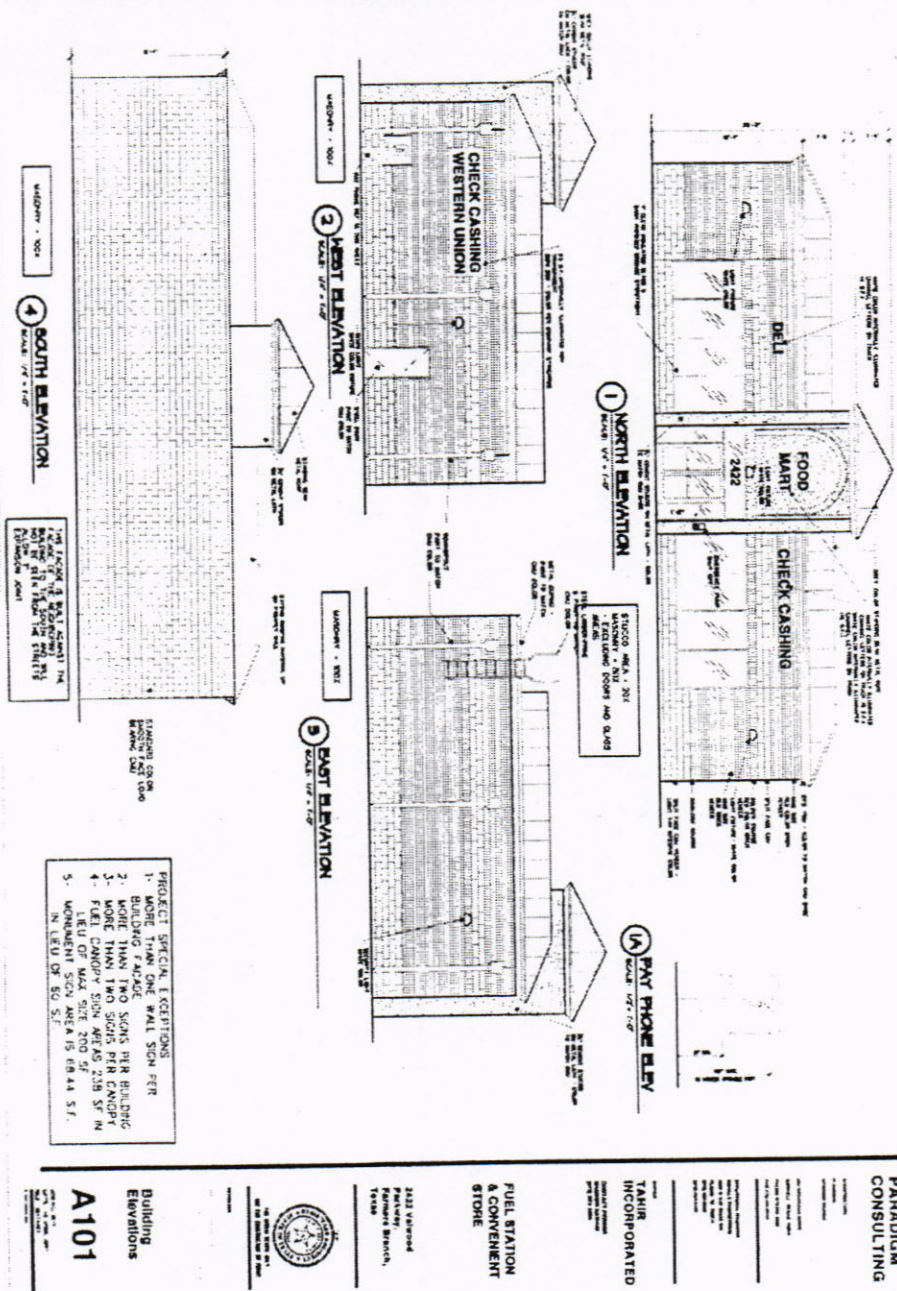
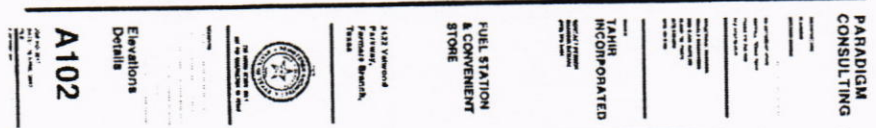


EXHIBIT A (PAGE 5 OF 12)

ATTACHMENT 3 (PAGE 8 OF 16)



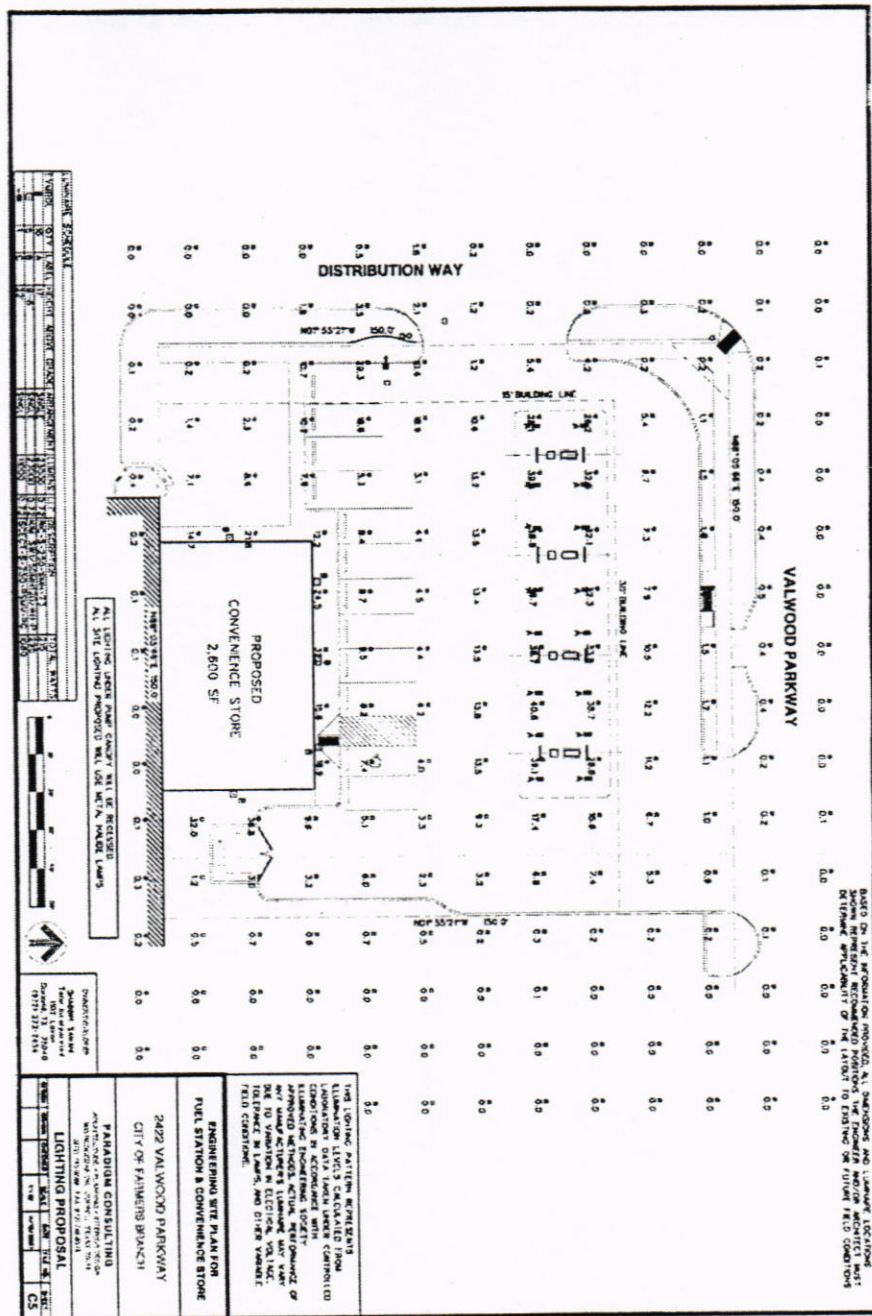


EXHIBIT A (PAGE 8 OF 12)

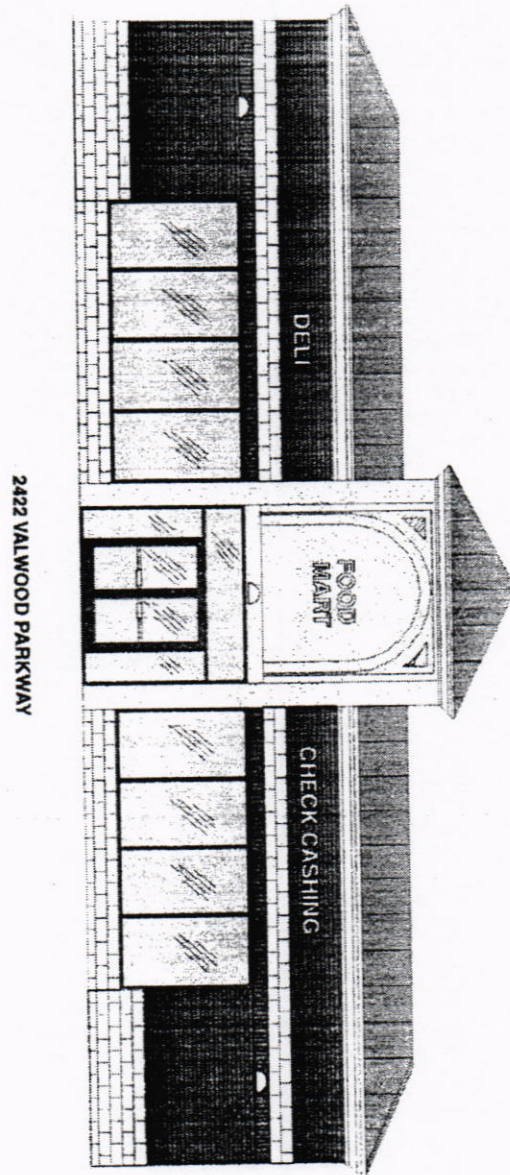


EXHIBIT A (PAGE 10 OF 12)

ATTACHMENT 3 (PAGE 13 OF 16)

FUEL CANOPY ELEVATIONS
2422 VALWOOD PARKWAY
FARMERS BRANCH

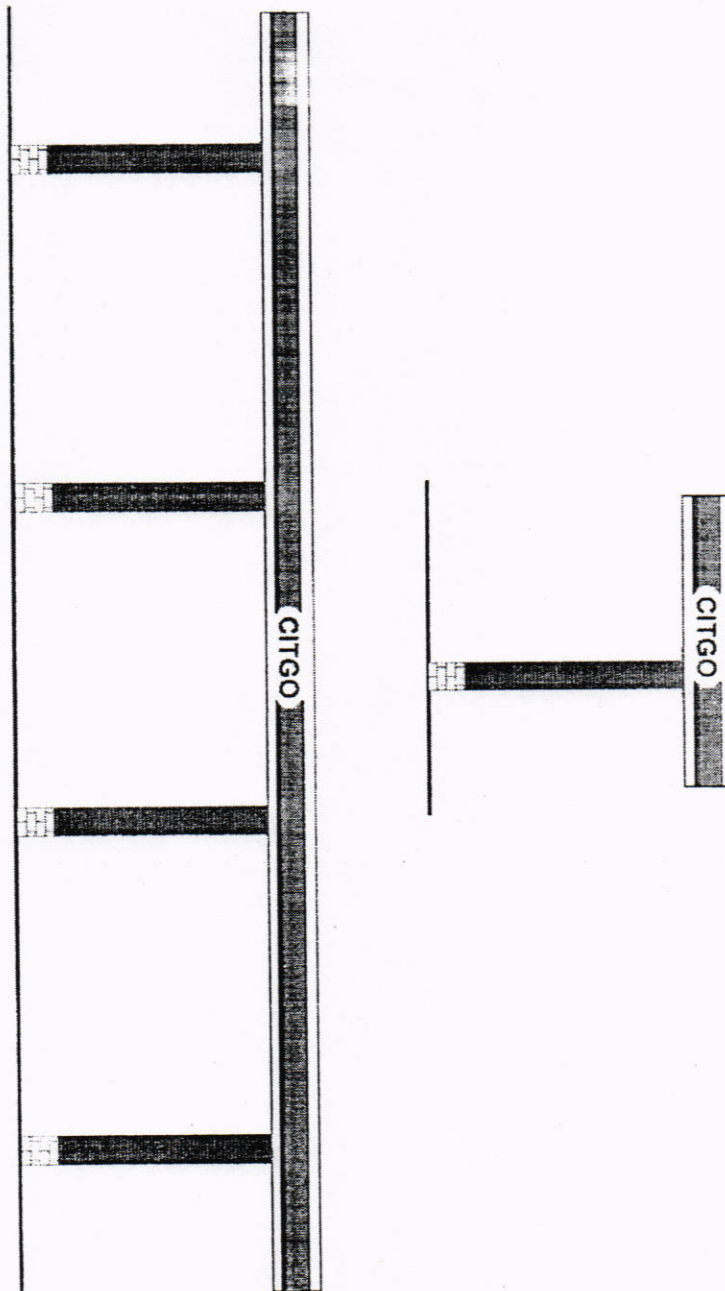


EXHIBIT A (PAGE 11 OF 12)

ATTACHMENT 3 (PAGE 14 OF 16)



EXHIBIT A (PAGE 12 OF 12)

ATTACHMENT 3 (PAGE 15 OF 16)



Planning & Zoning Commission of the City of Farmers Branch
Application for Specific Use Permit

PLAN OF OPERATION

All non-residential uses must provide the following information with the application:

Describe proposed use

The retail sale of motor fuel for use in automobiles and trucks.
The retail sale of groceries, food products, sundries, and tobacco.

Indicate hours of operation of the proposed use.

5:00 AM - 12:00 Midnight - Monday through Sunday

Total number of employees

2 Full time employees

2 Part time employees

Indicate if any storage is proposed outside the building

None

Indicate if any activity is proposed outside the building

Sale of self serve gasoline

Any other relevant unique information on the business or site

None

City of Farmers Branch Planning and Zoning Commission Application Packet's Appendix C: Applicant's Plan of Operation, 7/1/17

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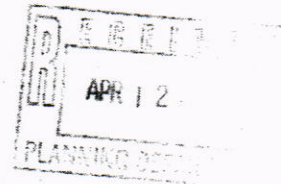


EXHIBIT B (PAGE 1 OF 1)

ATTACHMENT 3 (PAGE 16 OF 16)